



Rob Rennie, Vice Mayor  
Barbara Spector, Council Member

**TOWN OF LOS GATOS  
PARKING AND INFRASTRUCTURE  
AD HOC COMMITTEE  
AGENDA  
WEDNESDAY, SEPTEMBER 20, 2017  
TOWN COUNCIL CHAMBERS  
110 E. MAIN STREET  
LOS GATOS, CA  
4:00 P.M. – 5:30 P.M.**

**MEETING CALLED TO ORDER**

**ROLL CALL**

**CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)** *(Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Unless there are separate discussions and/or actions requested by the Ad Hoc Committee, staff, or a member of the public, it is requested that items under the Consent Calendar be acted on simultaneously. Any member of the Ad Hoc Committee or public may request to have an item removed from the Consent Calendar for comment and action.)*

1. Approve Minutes of the Committee Meeting April 3, 2017.

**OTHER BUSINESS**

2. Receive and discuss preliminary scope and scale documents for a downtown parking garage
3. Set Meeting Schedule (Verbal Report)

**VERBAL COMMUNICATIONS** (Members of the public are welcome to address the *Ad Hoc Committee* on any matter that is not listed on the agenda. To ensure all agenda items are heard and unless additional time is authorized by the Chair, this portion of the agenda is limited to 30 minutes and no more than three (3) minutes per speaker. In the event additional speakers were not able to be heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment.)

**ADJOURNMENT**

**IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE PARKS AND PUBLIC WORKS DEPARTMENT AT (408) 399-5770. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104]**



**TOWN OF LOS GATOS  
TOWN COUNCIL  
PARKING AND INFRASTRUCTURE  
AD HOC COMMITTEE**

MEETING DATE: 9/20/2017

ITEM NO: 1

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**DRAFT  
MINUTES OF THE TOWN COUNCIL PARKING AND INFRASTRUCTURE  
AD HOC COMMITTEE SPECIAL MEETING  
APRIL 3, 2017**

The Town Council Parking and Infrastructure Ad Hoc Committee of the Town of Los Gatos conducted a Special Meeting on Monday, April 3, 2017, at 3:00 p.m.

**MEETING CALLED TO ORDER AT 3:00 p.m.**

**ROLL CALL**

Members Present: Rob Rennie and Barbara Spector

Staff Present: Laurel Prevetti and Matt Morley

**VERBAL COMMUNICATIONS**

None.

**OTHER BUSINESS**

Before conducting the business portion of the meeting, the Committee voted unanimously to appoint Vice Mayor Rob Rennie as the Chair and Council Member Barbara Spector as Vice Chair for the Town Council Parking and Infrastructure Ad Hoc Committee.

**1. Approval of the October 10, 2067 Parking and Infrastructure Ad Hoc Committee Draft Minutes**

Approved.

**2. Receive and Discuss a Status Update on the Downtown Parking Garage**

Matt Morley, Parks and Public Works Director, gave the staff report.

Public Comment:

- Ray Triplett provided comments on the proposal.

The Committee discussed the matter by providing specific comments on the draft Exclusive Negotiating Rights Agreement between the Town and Presidio Development Partners.

PAGE 2 OF 2

SUBJECT: DRAFT MINUTES OF THE TOWN COUNCIL PARKING AND INFRASTRUCTURE AD  
HOC COMMITTEE SPECIAL MEETING OF APRIL 3, 2017

DATE: SEPTEMBER 15, 2017

**3. Set Meeting Schedule**

The Committee requested a meeting schedule of every six weeks.

**ADJOURNMENT**

The meeting adjourned at 4:12 p.m.

Prepared by:

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Laurel Prevetti



**TOWN OF LOS GATOS**  
**COUNCIL PARKING AND INFRASTRUCTURE**  
**AD HOC COMMITTEE REPORT**

MEETING DATE: 09/20/2017

ITEM NO: 2

DESK ITEM

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DATE: SEPTEMBER 20, 2017

TO: COUNCIL PARKING AND INFRASTRUCTURE AD HOC COMMITTEE

FROM: LAUREL PREVETTI, TOWN MANAGER

SUBJECT: RECEIVE AND DISCUSS PRELIMINARY SCOPE AND SCALE DOCUMENTS FOR  
A DOWNTOWN PARKING GARAGE

REMARKS:

After distribution of the initial Committee report, staff received the following public comments (see Attachment 2).

Attachment previously received with Committee report:

1. Preliminary Scope and Scale Documents.

Attachment received with this Desk Item:

2. Public Comment

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**Subject:**

FW: Parking garage on W. Main St.

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**From:** Karen Kurtz [mailto:\_\_\_\_\_]

**Sent:** Tuesday, September 19, 2017 12:24 PM

**To:** Rob Rennie

**Cc:** BSpector; Laurel Prevetti; Matt Morley

**Subject:** Parking garage on W. Main St.

*Committee members re: parking structure on W. Main St.,*

*As a 60 resident of Los Gatos, with 30 of those on Broadway Ext. I am opposed to such a massive development in this area. I commute by car in that area very often, however, I try to avoid it as it is already a congested & dangerous section of roadway. The cars parked on the street prohibit the street view when cars are pulling out of the parking area turning either right or left. I crawl through that area in my car as I have come close to being hit many times because cars could not see me approaching the exit as they were pulling out.*

*Because of this already dangerous & risky section of roadway, & the congestion on Santa Cruz Av, I usually travel through the neighborhoods when leaving or returning home to Broadway. When Bayview is open, I travel down that street to Massol when leaving, coming home since I do not like to put my life in danger making a left turn onto Massol from LG/Saratoga Rd, I go through the stop light on Santa Cruz Av & usually make a right on Bachman, to Tait & on to Broadway.*

*My point being I think if you increase the traffic on W. Main with a large parking facility you are going to drive more traffic onto the Almond Grove streets, as is already the case with me. I know more parking is generally needed downtown but wouldn't it be better to put a parking garage between Santa Cruz Av & University where traffic would be directed onto either of those streets rather than into the Almond Grove neighborhoods? At the very least, this project needs to be scaled back by a lot!*

*I trust that you will make the best decision for this area. I thank you for considering all traffic impacts for our unique community.*

*Karen Kurtz  
Broadway Ext.*

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**Subject:**

FW: Downtown Parking Garage - Finally?

**From:** Jean-Marc F. Blanchard [mailto:\_\_\_\_\_]\_\_\_\_\_  
**Sent:** Tuesday, September 19, 2017 10:02 PM  
**To:** Rob Rennie; BSpector; Laurel Prevetti; Matt Morley  
**Subject:** Fwd: Downtown Parking Garage - Finally?

Dear Council Members Rennie and Spector, Town Manager Prevetti, and Director Morley:

-I am writing to comment on the downtown Parking Garage. I write because my work schedule/work travels often make it difficult/impossible to attend Council meetings/public hearings.

-I support not only the concept of but also the general plan for a parking structure as described in a memo on September 15, 2017 that is supposed to be considered at a September 20, 2017 meeting.

-I have two suggestions:

- 1) The Town consider solar panels for the entire roof as a way to generate energy/insulate and to generate revenues. It's a huge space after all. Moreover, perhaps some PG&E subsidies would be available to pay the cost of such panels?
- 2) The Town consider metered parking in the structure as a way to generate funds and discourage driving. To assuage merchants who fear that metered parking would drive away customers, tokens/parking cards can be given to customers that actually buy things to cover the cost of parking and make paying for parking less "painful."

Dr. Jean-Marc F. Blanchard

----- Forwarded message -----

**From:** Nextdoor Los Gatos Main <[reply@rs.email.nextdoor.com](mailto:reply@rs.email.nextdoor.com)>  
**Date:** Wed, Sep 20, 2017 at 1:01 AM  
**Subject:** Re: Downtown Parking Garage - Finally?  
**To:**



Maria Ristow, Los Gatos Main

Jean-Marc-- Good question. I am sure if you directly email the two Town Council members, Rob Rennie (RRennie@losgatosca.gov) and Barbara Spector (BSpector@losgatosca.gov), plus the Town Manager Laurel Prevetti (LPrevetti@losgatosca.gov) and Director of PPW Matt Morley (MMorley@losgatosca.gov), your comments will be included in the packet for this meeting.

Original post by Angelia Doerner from Los Gatos Main (14 replies):

Infrastructure/Parking Garage TC AdHoc meeting is scheduled for Wed, Sept 20th in TC Chambers from 4:00p to 5:30p to:

"RECEIVE AND DISCUSS PRELIMINARY SCOPE AND SCALE DOCUMENTS FOR A DOWNTOWN...

Sep 17 in General to 34 neighborhoods

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This message is intended for [jeanmarcf.blanchard@gmail.com](mailto:jeanmarcf.blanchard@gmail.com).

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Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103





**TOWN OF LOS GATOS**  
**COUNCIL PARKING AND INFRASTRUCTURE**  
**AD HOC COMMITTEE REPORT**

MEETING DATE: 09/20/2017

ITEM NO: 2

DATE: SEPTEMBER 15, 2017

TO: COUNCIL PARKING AND INFRASTRUCTURE AD HOC COMMITTEE

FROM: LAUREL PREVETTI, TOWN MANAGER

SUBJECT: RECEIVE AND DISCUSS PRELIMINARY SCOPE AND SCALE DOCUMENTS FOR  
A DOWNTOWN PARKING GARAGE

**RECOMMENDATION:**

Receive and discuss preliminary scope and scale documents (Attachment 1) for a downtown parking garage.

**BACKGROUND:**

The Town Council has authorized exclusive negotiations with Presidio Development Partners, LLC (Presidio) as well as the hiring of a consultant to assist the Town with the goal of constructing a mixed-use parking structure, market rate, and below market housing project.

**DISCUSSION:**

The Town has received preliminary drawings for the Downtown Parking Structure and Residential units that comply with Council project requirements. The key elements that have been incorporated include:

- At least 300 parking spaces.
- 24 residential units, of which 9 will be below market.
- Utilization of available Town funding in the amount of up to \$4 million.
- Alignment with zoning requirements for setbacks.

This first look at the potential mixed use parking structure and residential project provides an opportunity to review the potential mass and layout of the structure. Architectural drawings are not included at this point as the focus remains on identifying the base project.

**PREPARED BY:** MATT MORLEY  
PARKS AND PUBLIC WORKS DIRECTOR



PAGE 2 OF 2

SUBJECT: RECEIVE AND DISCUSS PRELIMINARY SCOPE AND SCALE DOCUMENTS FOR A  
DOWNTOWN PARKING GARAGE

September 15, 2017

DISCUSSION (cont'd):

The Committee may wish to discuss and provide input on the following:

- Overall impression on the mass and scale of the structure.
- Height of the structure, including upper level step backs.
- Relationship of the structure to neighboring properties.
- Setback distances.
- Preliminary size of the residential units.
- Quantity of residential units
- Quantity of parking spaces.
- Other input as desired.

NEXT STEPS:

Input provided at the Committee meeting will drive revisions to the preliminary documents and provide for the beginning of broader targeted public outreach associated with the project.

Attachment:

1. Preliminary Scope and Scale Documents.



### PARKING SUMMARY

B1 LEVEL PLAN	119
P1 LEVEL PLAN	104
P2 LEVEL PLAN	93
TOTAL SPACES	316

### DEVELOPMENT SUMMARY

SITE:	SQFT	ACRE
PARCEL #37	6,534	0.15
PARCEL #39	27,878	0.64
PARCEL #69	11,626	0.27
VICTORY LN.	4,035	0.09

TOTAL SITE:	50,073	1.15
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FAR (46,936.75 / 50,073) 0.93

BUILDING SF	(GROSS SF)
PARKING GARAGE:	116,955.14
BASEMENT LEVEL:	47,369.61
FIRST LEVEL:	38,999.81
SECOND LEVEL:	30,585.72

RESIDENTIAL SF:	46,936.75
FIRST LEVEL:	25,014.86
SECOND LEVEL:	21,921.89

UNIT MATRIX:	24 UNITS
(5) 2 BED/2.5 BA	+/- 1,600 SF
(19) 3 BED/2.5 BA	+/- 1,850 SF

### BASEMENT LEVEL

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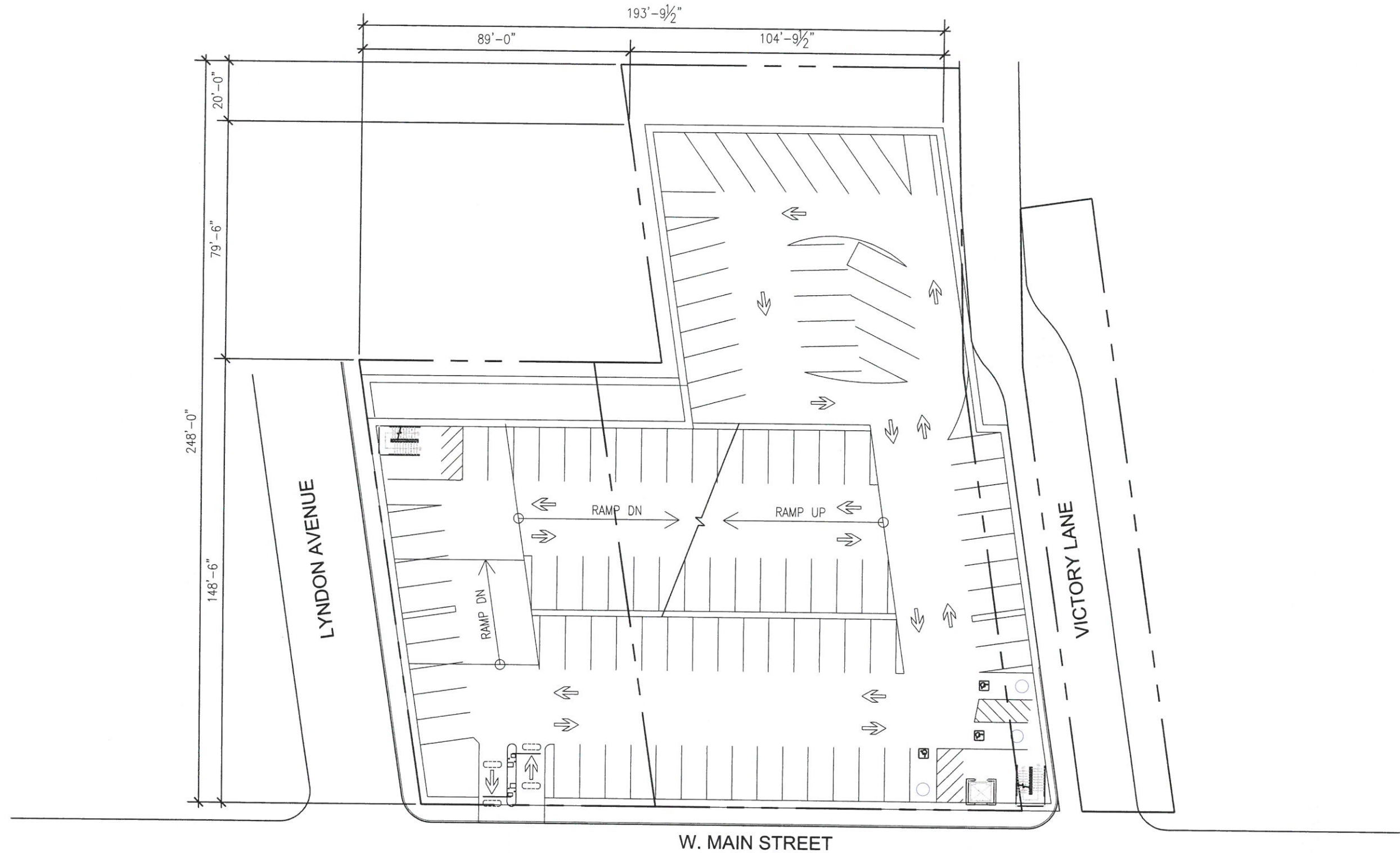
JOB NO. 1428.001  
DATE 08-29-17  
5865 Owens Drive  
Pleasanton, CA 94588  
925-251-7200



A-1

LOS GATOS - DOWNTOWN PARKING STRUCTURE  
PRESIDIO DEVELOPMENT PARTNERS, LLC





LOS GATOS - DOWNTOWN PARKING STRUCTURE  
 PRESIDIO DEVELOPMENT PARTNERS, LLC



**GROUND LEVEL**

0 16 32 64

JOB NO. 1428.001  
 DATE 08-29-17  
 5865 Owens Drive  
 Pleasanton, CA 94588  
 925-251-7200

N

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LOS GATOS - DOWNTOWN PARKING STRUCTURE  
 PRESIDIO DEVELOPMENT PARTNERS, LLC



**SECOND LEVEL**

0 16 32 64

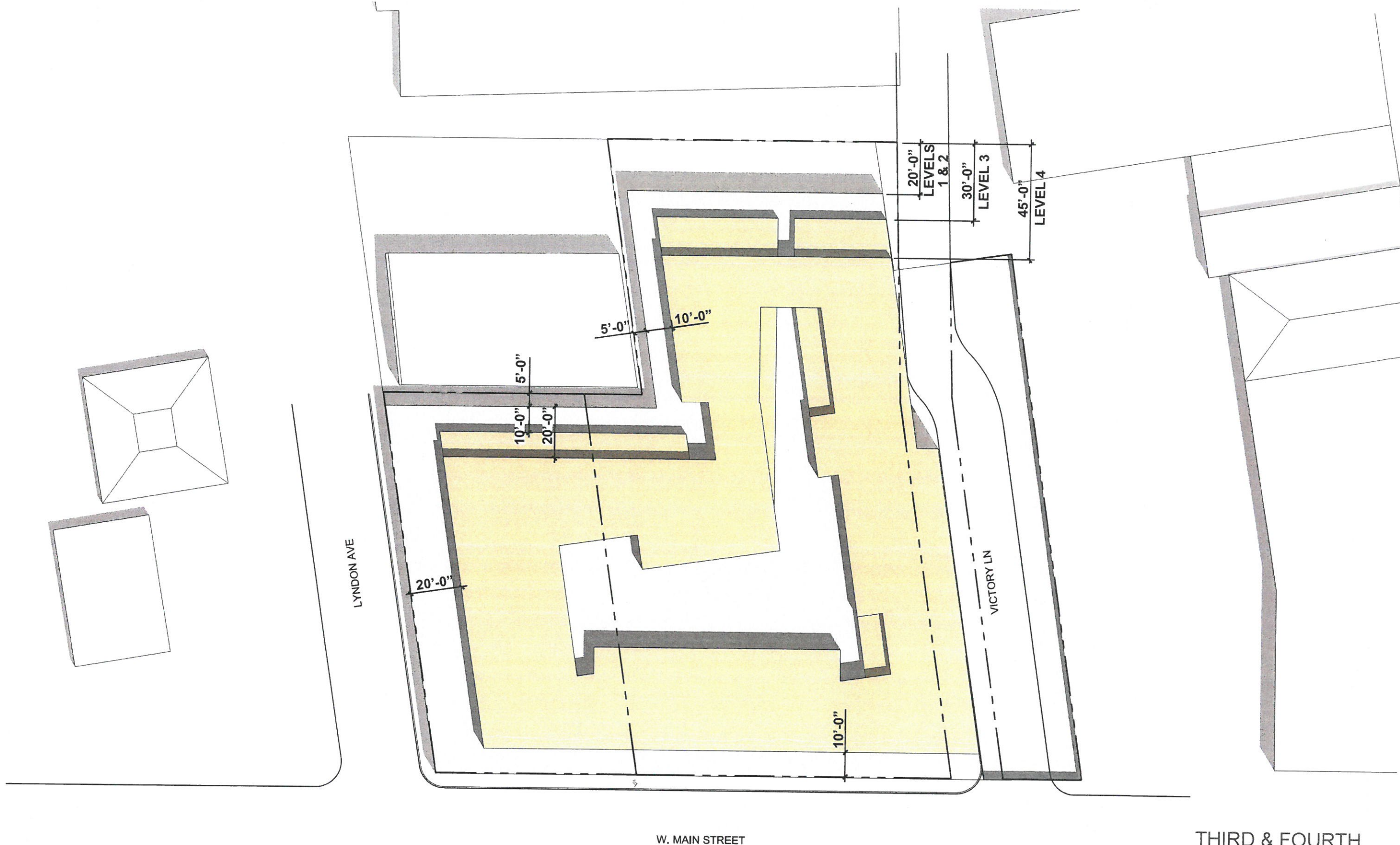
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LOS GATOS - DOWNTOWN PARKING STRUCTURE  
PRESIDIO DEVELOPMENT PARTNERS, LLC



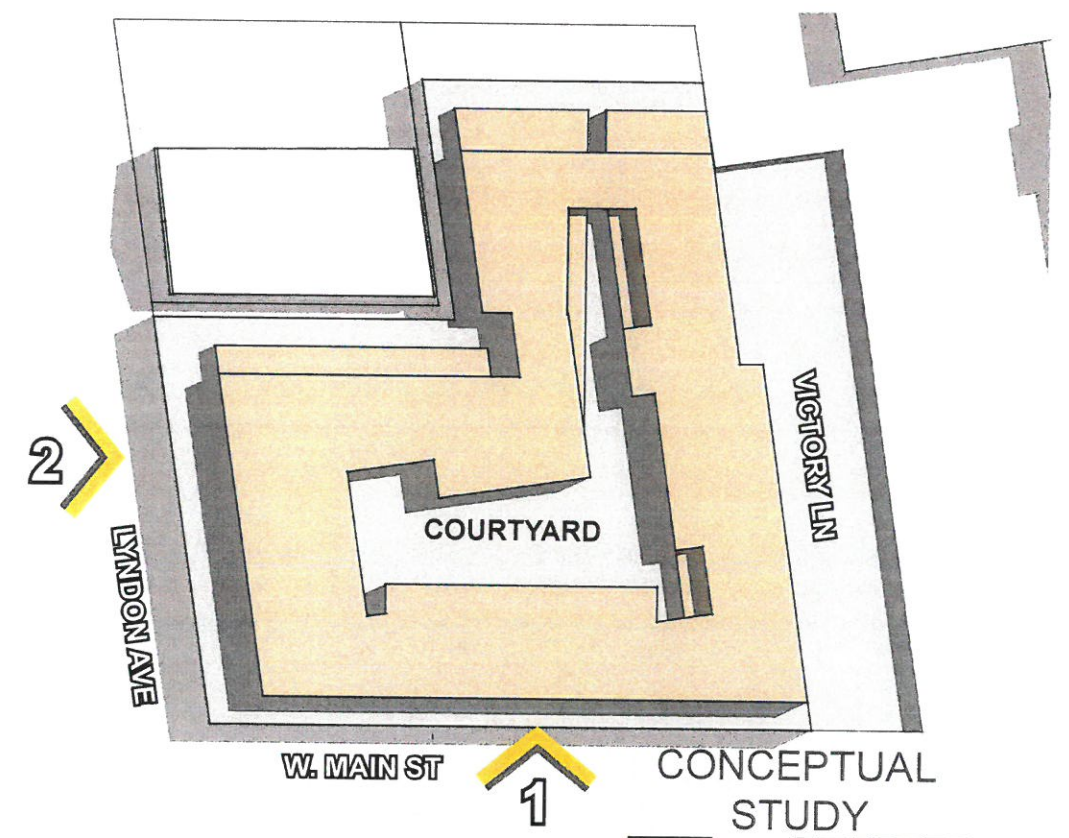
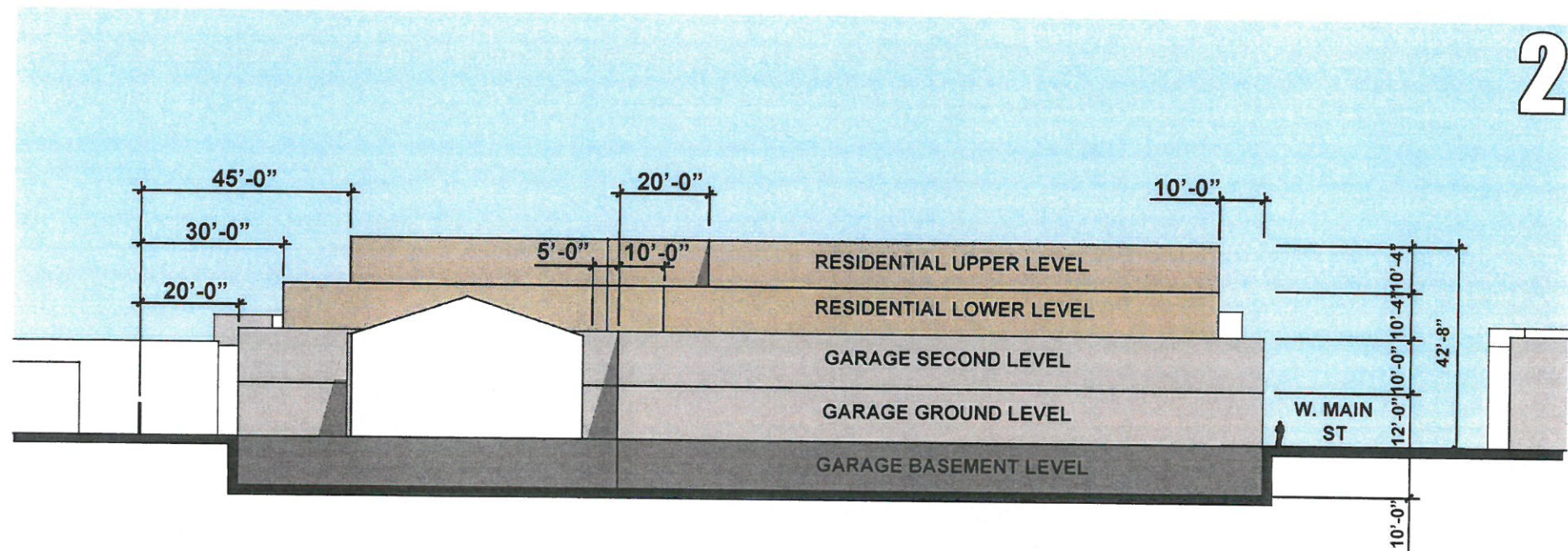
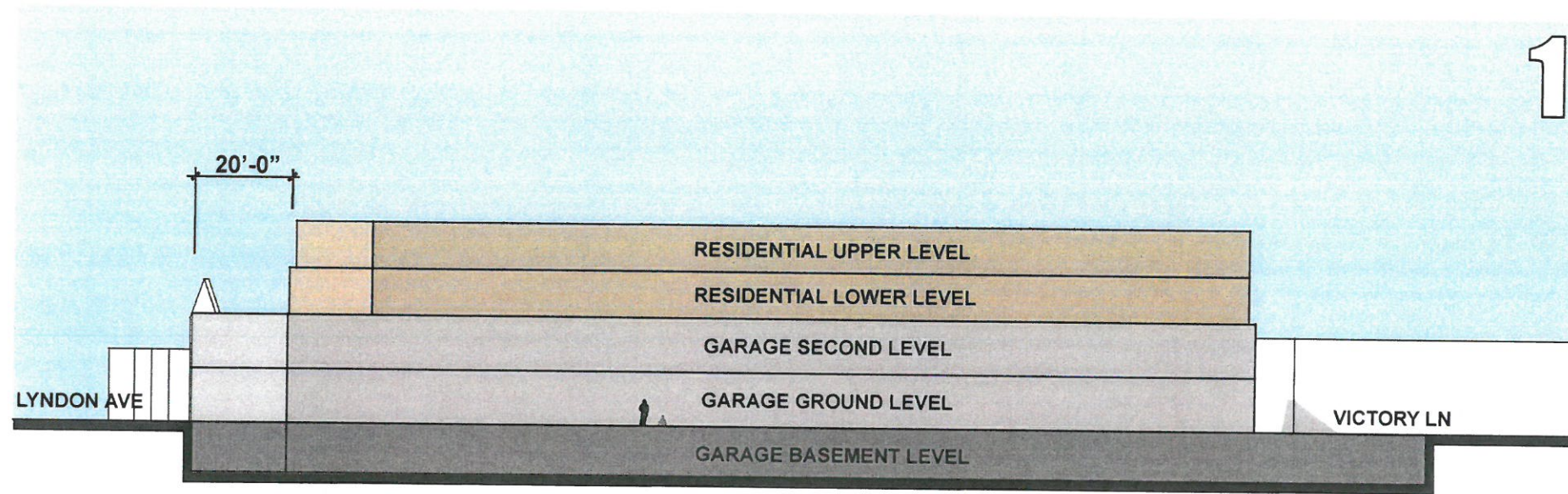
THIRD & FOURTH  
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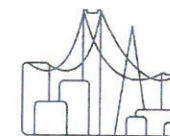
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LOS GATOS - DOWNTOWN PARKING STRUCTURE  
PRESIDIO DEVELOPMENT PARTNERS, LLC

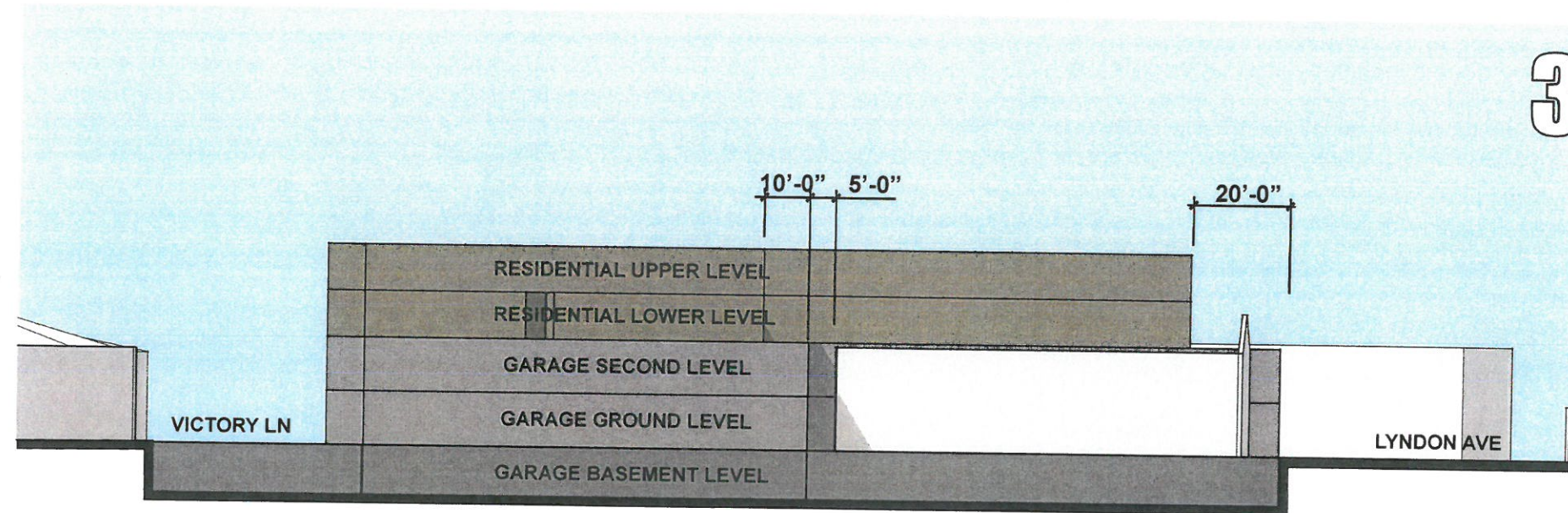


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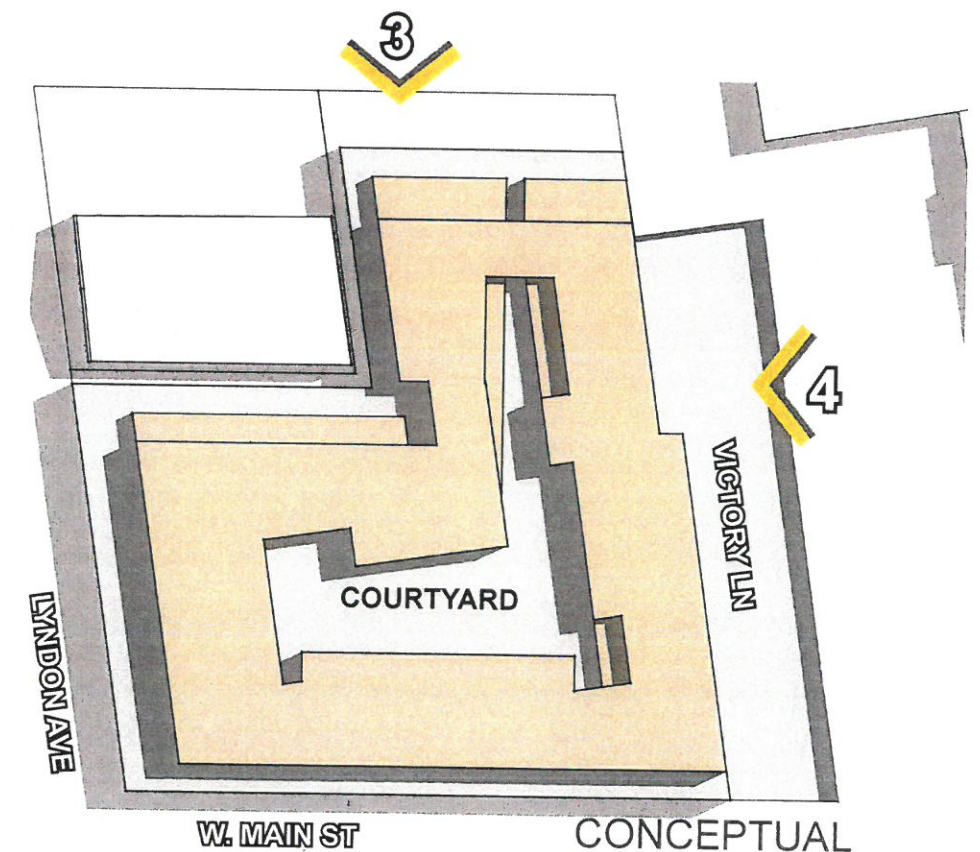
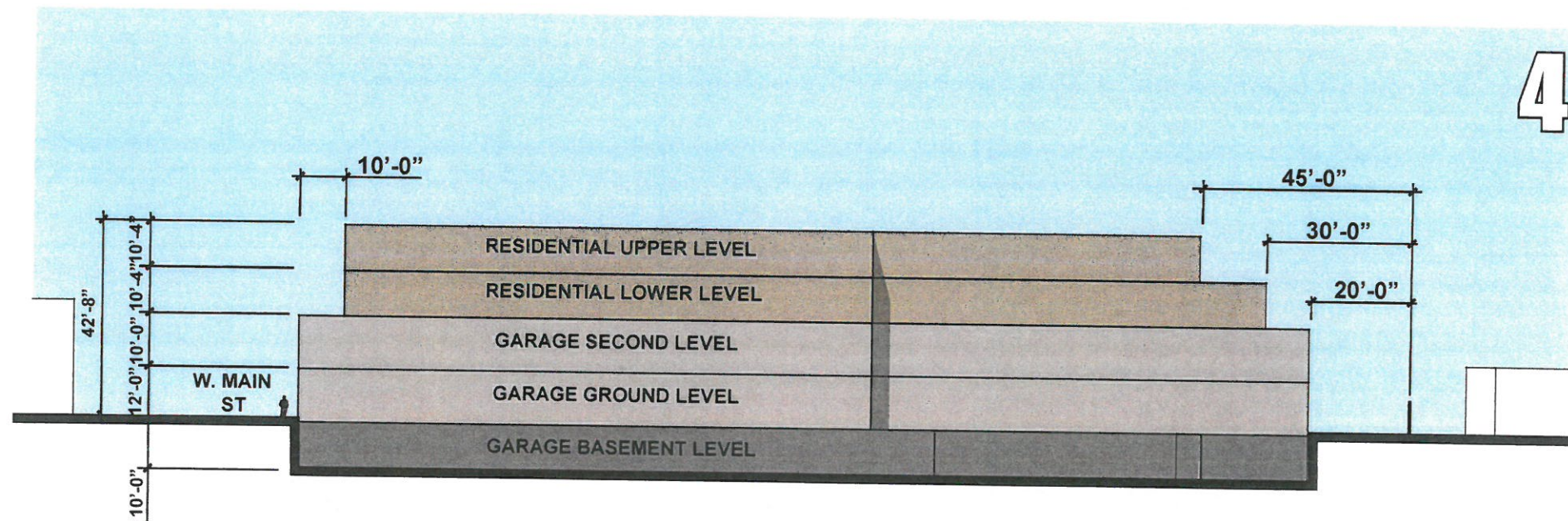




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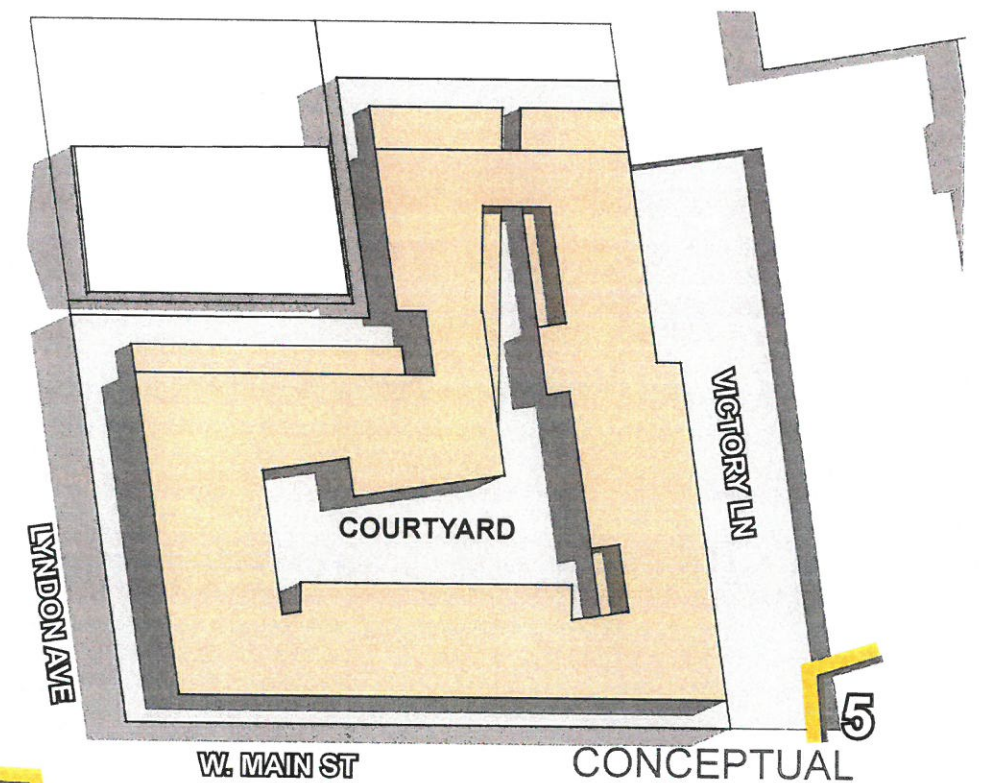
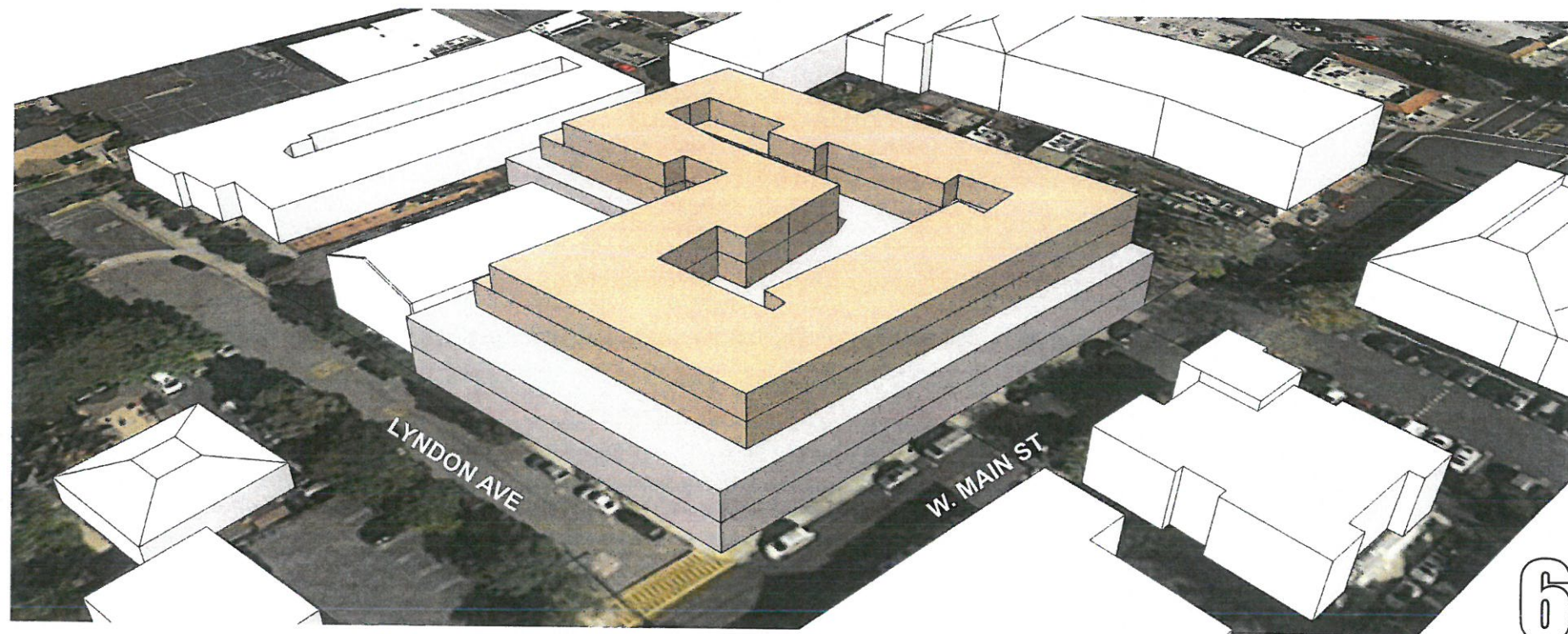
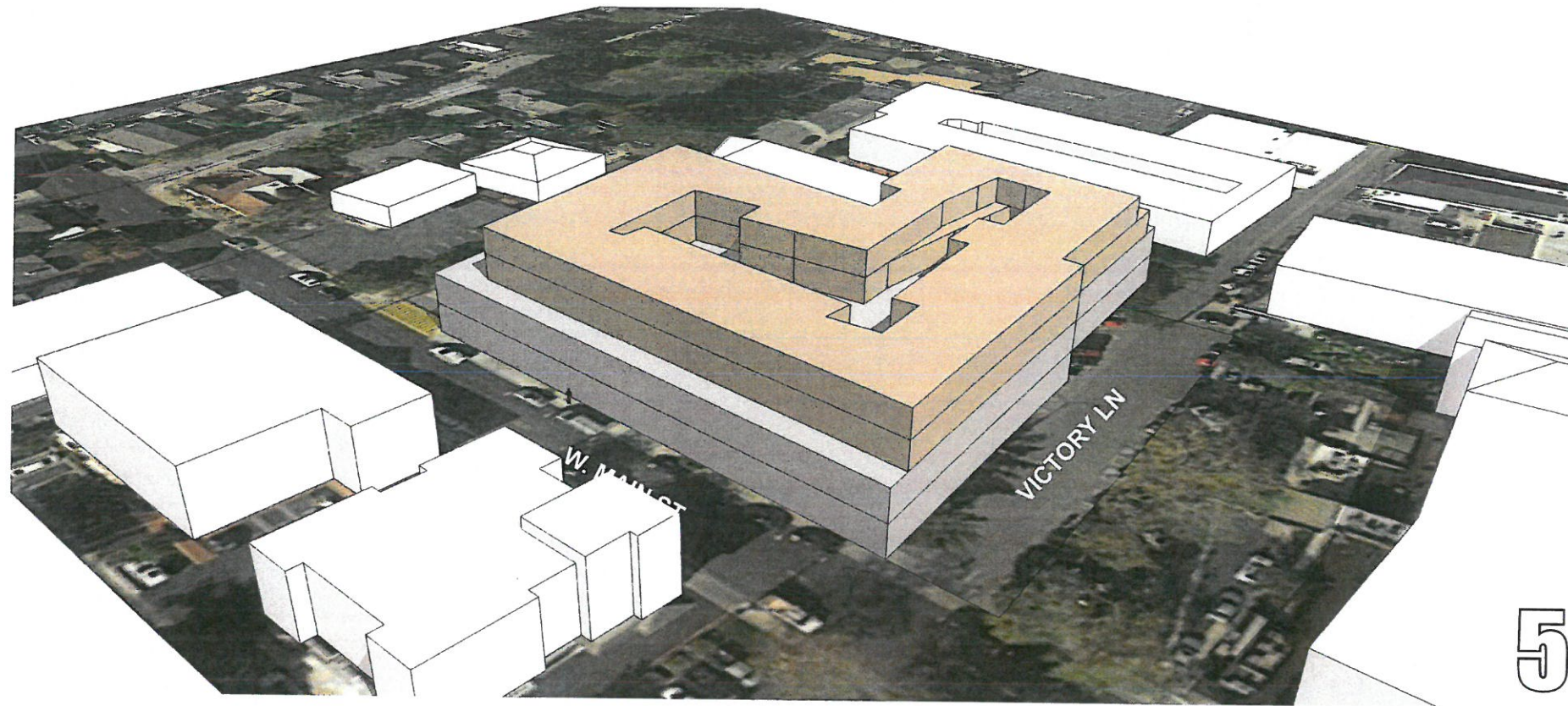


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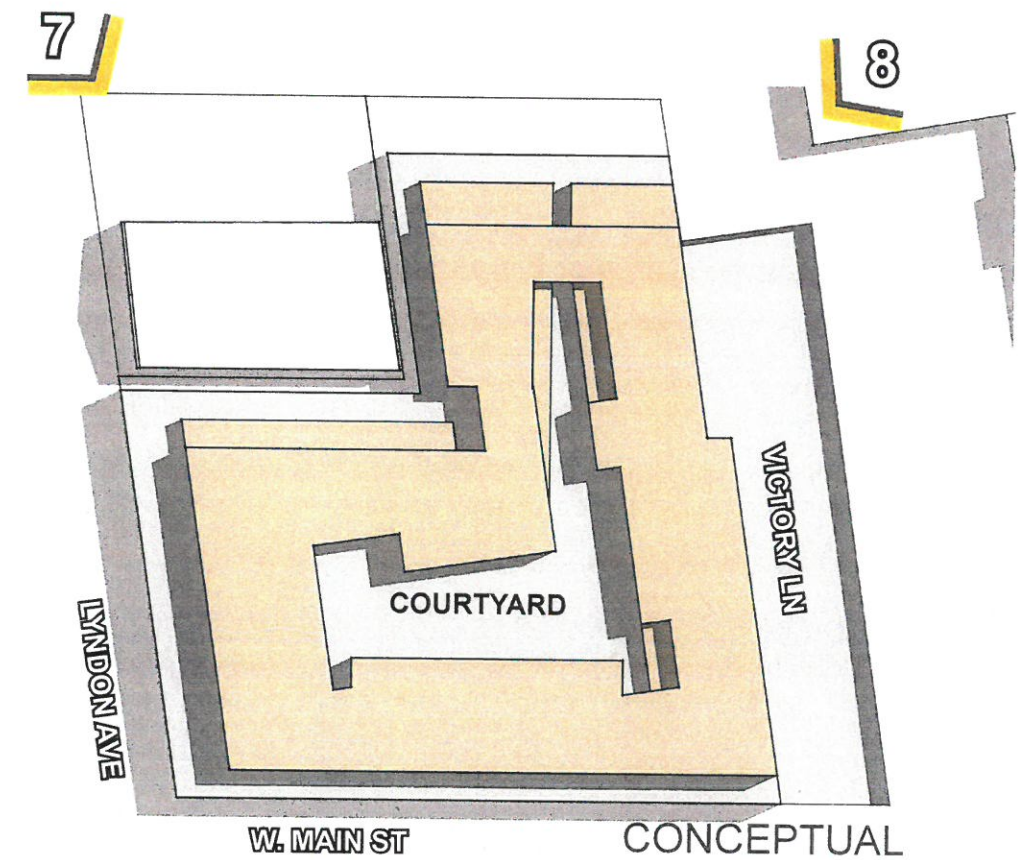
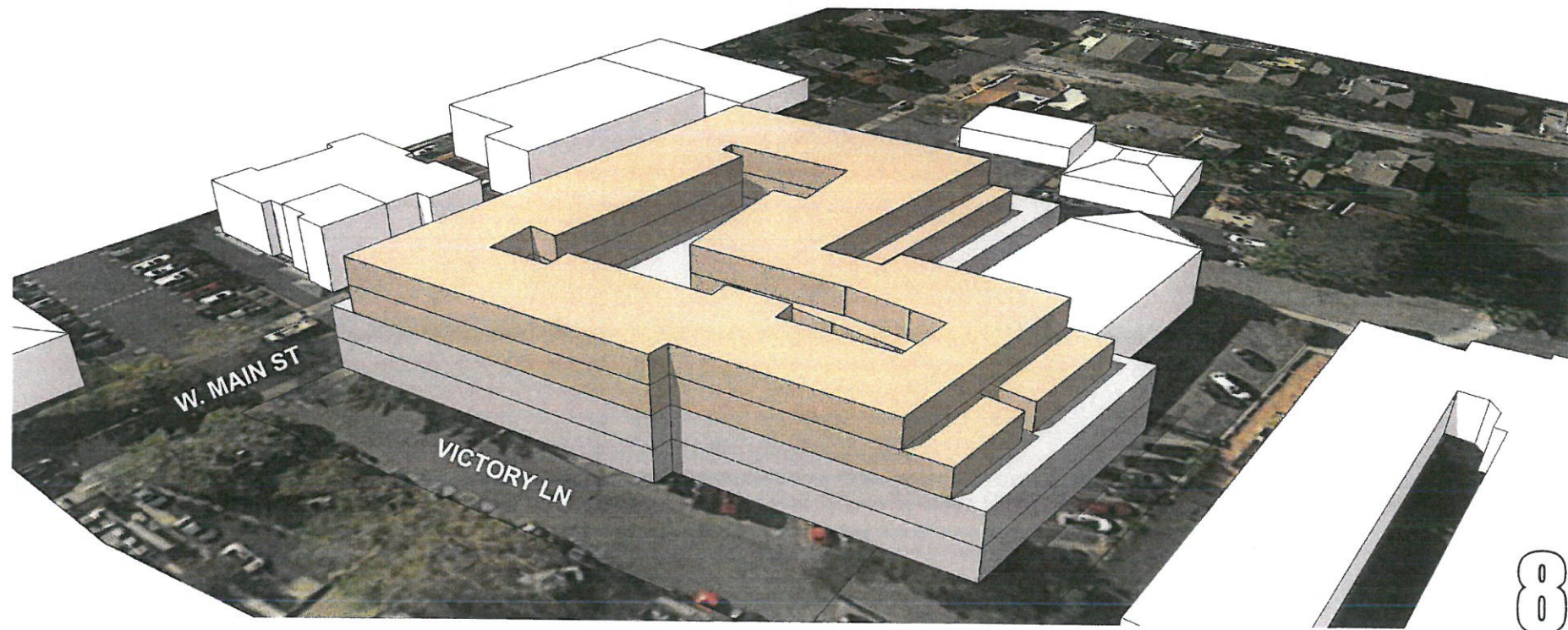
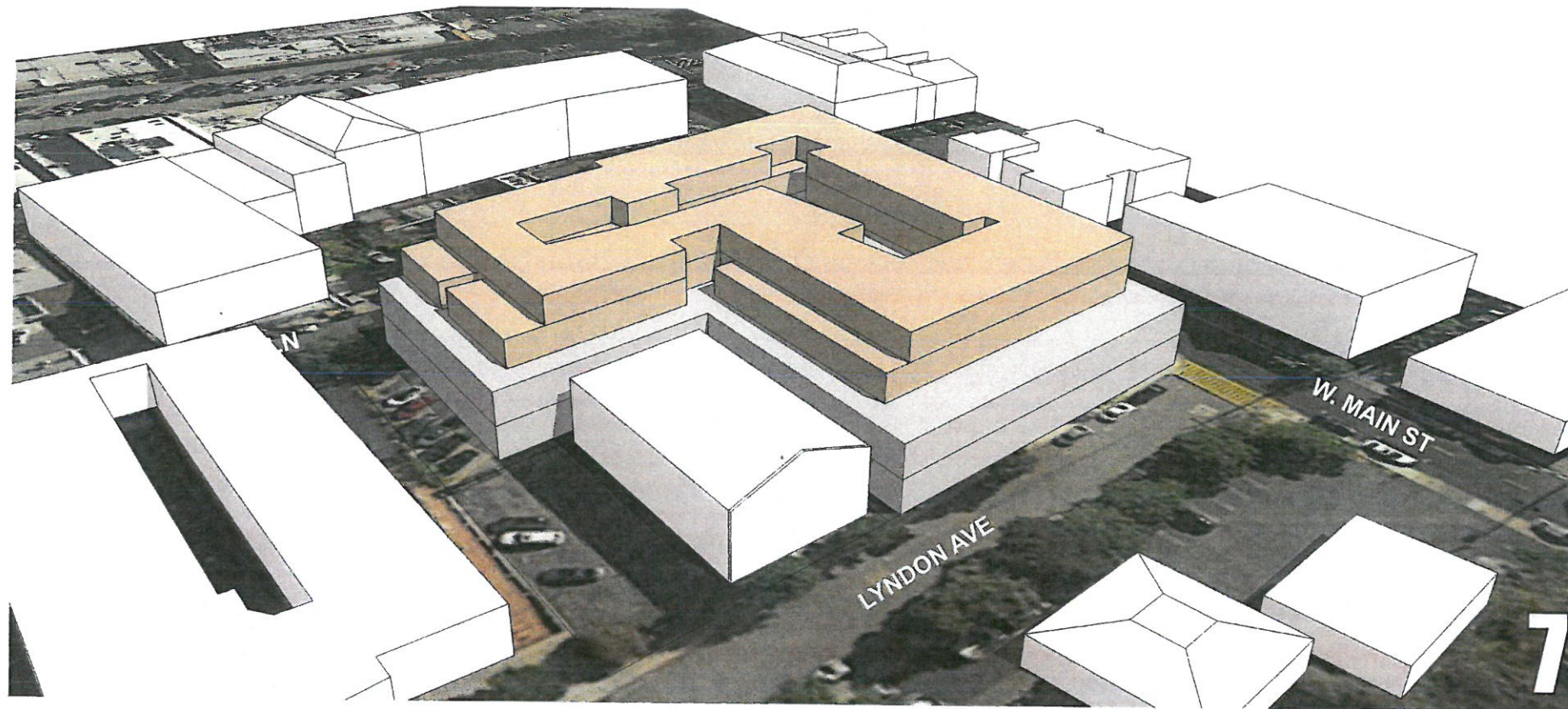
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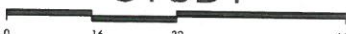

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